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Estates

# DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES

## ENVIRONMENTAL SCIENCES DIVISION

3 SUNSET PLAZA, KALISPELL, MT 59901



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October 10, 1979

PLEASE RETURN

TO: B.C. McIntyre M.D., Health Officer, Flathead County.  
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R. Weddle, Dept. Of Community Affairs, Helena, MT.  
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Wm. J. Lupton, Kalispell City County Planning Board, Kalispell, MT.  
State Dept. of Highways, Helena, MT.  
Dept. Natural Resources of Conservation, Helena, MT.  
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J. R. Cloninger, Sr., Soil Conservation Service U.S.D.A., Kalispell, MT.  
Flathead County Commissioners, Kalispell, MT.  
State Dept. of Health, Information Unit, Helena, MT.  
Environmental Information Center, Box 12, Helena, MT.  
Marquart & Associates, 338th ST E., Kalispell, MT.  
Board of Supervisors, Flathead Conservation District, 35 W. Reserve, Kalispell, MT.  
T. Ellerhoff, S.D.H. & E.S., Helena, MT.  
Robert & Ed. Askelson, 405 W. Idaho, Kalispell, MT.  
Ed. Casne, S.D.H. & E.S., Subdivision Bureau, Helena, MT.  
Montana Historical Society, Ken, Korte, Helena, MT.

STATE DOCUMENTS COLLECTION

OCT 15 1979

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FROM: Stan C. Strom R.S.  
Environmental Sciences Division  
Kalispell Regional Office

SUBJECT: A Preliminary Environmental Review (P.E.R.) has been conducted for a proposed subdivision known as Country Estates in Flathead County. The review relates to Phase I and subsequent phases under the preliminary master development plan.

Because of your involvement or personal interest, a copy of the P.E.R. is attached for your information, consideration and comment. If there are any questions or if you wish to comment in writing, please direct said comments to this office. Our files on the matter can be made available to you.



DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES  
Cogswell Building, Helena, Montana 59601  
(406)449-3946

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Subdivision Bureau, Montana State Dept. Health & Environmental Sciences

Project or Application Country Estates, Phase I and subsequent phases.

Description of Project Total project indicated would create 211 lots on 155+ acres in the SW $\frac{1}{4}$  25-29-22 Flathead County. Project involves  $\frac{1}{2}$  acre + lots with a community water (domestic) system and onsite sewage disposal systems.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial & aquatic life and habitats			XXX			
2. Water quality, quantity and distribution		XXX	XXX			Note 1
3. Geology & soil quality, stability and moisture			XXX			
4. Vegetation cover, quantity and quality			XXX			
5. Aesthetics			XXX			
6. Air quality					XXX	
7. Unique, endangered, fragile, or limited environmental resources			XXX			
8. Demands on environmental resources of land, water, air & energy			XXX			
9. Historical and archaeological sites					XXX	



# POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores			XXX			
2. Cultural uniqueness and diversity			XXX			
3. Local and state tax base & tax revenue		XXX				
4. Agricultural or industrial production	XXX					Note 2
5. Human health				XXX		
6. Quantity and distribution of community and personal income				XXX		
7. Access to and quality of recreational and wilderness activities				XXX		
8. Quantity and distribution of employment					XXX	
9. Distribution and density of population and housing		XXX				
10. Demands for government services		XXX				
11. Industrial & commercial activity				XXX		
12. Demands for energy			XXX			
13. Locally adopted environmental plans & goals	XXX					Note 3
14. Transportation networks & traffic flows		XXX				

Other groups or agencies contacted or which may have overlapping jurisdiction Flathead Co. Areawide Planning Office

Flathead Co. Health Dept.

Individuals or groups contributing to this PER. Flathead Co. Areawide Planning Office

Flathead Co. Health Dept.

Recommendation concerning preparation of EIS Recommendation: Environmental Impact

Statement not justified.

PER Prepared by: \_\_\_\_\_

Date: S.C. Strom, R.S., Kalispell Regional Office  
10-10-1979





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PRELIMINARY ENVIRONMENTAL REVIEW  
COUNTRY ESTATES SUBDIVISION  
Flathead County, Montana

Additional Comments:

The proposed subdivision is 1.5 miles north of Kalispell in an area which drains northward to the Stillwater river. Access is along West Reserve Drive. A map and impact evaluation sheet are attached. The following items deal with the respective notations on the evaluation sheet.

Note 1

Soils and engineering data for sewage disposal plans and other developmental aspects have been submitted for Phase I only, at this time. Phase I involves those parts of the subdivision which are the greatest distance from the river. However subsequent phases will involve lots nearer to the river and some fronting on the river. With proper engineering and lot layouts water quality effects from sewage could be held to undetectable levels. Whatever water quality degradation which could occur would be from storm runoff from lawns, gardens, streets, roofdrains, and other areas. Prior to approval of subsequent phases, storm drainage plans and estimated volumes will have to be approved along with any necessary settling basins or impoundments.

Note 2

The loss of agricultural land in this proposal is in area, about 150 acres. However the total effect of the development has implications for neighboring agricultural land as well. The subdivision is over 1.2 miles from the urbanized outskirts of Kalispell, and if fully developed will represent an "urban island" surrounded by agricultural land. Without zoning or other restrictive regulation, the subdivision, through its effects on neighboring property values and farm operations will predispose other nearby lands to subdivision use.

This impact is closely related to the effect of local plans and goals, (see Note 3 below).

Note 3

The proposal conflicts with locally adopted environmental plans and goals, and conflicts with the comprehensive plan of the county. The City-County Planning Board, citing elimination of more agricultural lands, and community response against the proposal, recommended denial.

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